



Prime Retail Unit – potential to be sub-divided
Located in Glasgow's 'designer/fashion quarter'
Close to Buchanan Street and Royal Exchange Square
Ground 4,550 sq ft / Basement 8,223 sqft

EMPORIO ARMANI

Aēsop.

Mulberry

RALPH LAUREN

END.

BOSS
HUGO BOSS

Location

Glasgow is Scotland's largest city with a population of approximately 660,000 and an estimated shopping catchment of 2 million.

The premises occupy a prominent corner location on Ingram Street and Miller Street. Ingram Street is regarded as Glasgow's designer fashion thoroughfare and connects Buchanan Street with the cosmopolitan Merchant City area.

Ingram Street is home to a range of international fashion brands including **Emporio Armani**, **Mulberry**, **END.**, **Belstaff**, **Ralph Lauren**, **Hugo Boss** along with high end furniture operator **Bo Concept** and most recently **Aesop**. The immediate vicinity is also home to some of the most popular restaurants in Glasgow such as **Paesano**, The Spanish **Butcher** and **Mamasan**.

Accommodation

The premises comprise an extensive modern open plan retail unit arranged over ground and basement floors within a 6 storey blonde sandstone building. The premises benefit from a significant return frontage onto Miller Street.

The premises could be sub-divided into 2 units at ground floor with one unit accessed from Ingram St and the other from Miller Street. Plans can be provided on request.

The premises extend to the following approximate areas:

Ground Floor: 4,550 sq ft / 422.71 sqm
Basement: 8,223 sq ft / 763.94 sqm



Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £255,000

UBR (2024/25): £0.559

Rates Payable: £142,545 pa

Planning

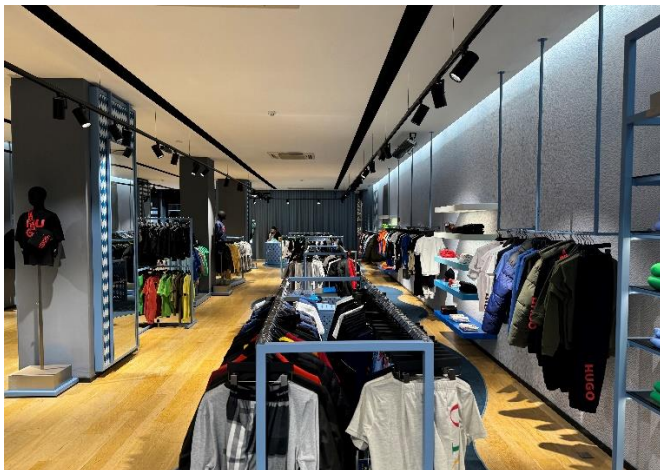
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent. Interested parties are advised to speak directly to the Local Planning Authority.

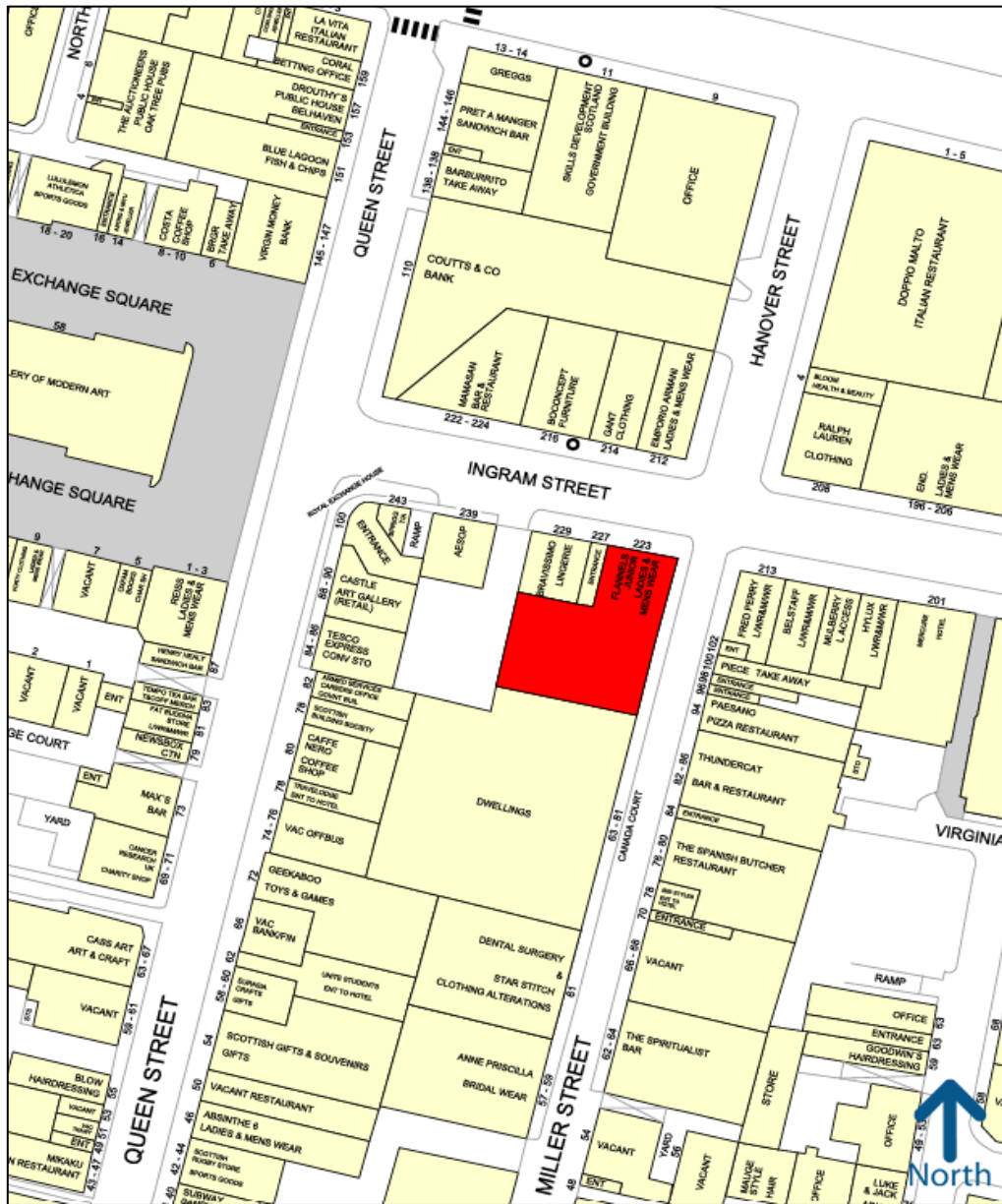
EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





Viewing strictly by appointment with BRITTON PROPERTY

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